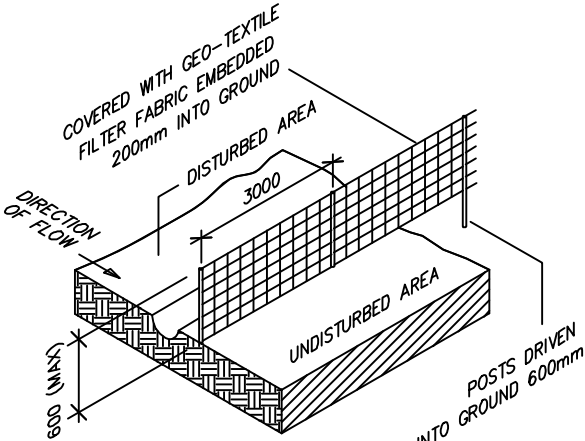


TOTAL SITE AREA - m2	735.20		
EXISTING DWELLING	115.00		
EXISTING OTHER STRUCTURES	159.00		
EXISTING DRIVEWAY/PATHS	121.00		
TOTAL EXISTING IMPERVIOUS	395.00		
EXISTING HARD SURFACE BUILT OVER	6.00		
BALANCE IMPERVIOUS AREA	389.00		
PROPOSED ADDITION/GRANNY FLAT	41.50		
TOTAL PROPOSED IMPERVIOUS AREA	430.50	58.56	%
TOTAL PROPOSED LANDSCAPE AREA	304.70	41.44	%

PROPOSED NEW	
MAIN DWELLING	
POOL/OTHER	
DRIVEWAY/CONCRETE	
LAWN/GARDEN	



SEDIMENT FENCE DETAIL
NOT TO SCALE

PROPOSED ADDITION
TO EXISTING CABIN

8
D.P.238405

WATER TANK

HWS & A/C

PROPOSED ADDITION TO EXISTING CABIN

4
D.P.238405

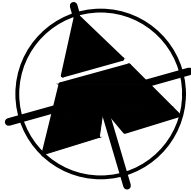
5
D.P.238405

Site Plan/Site Analysis

Site Plan: 1 : 200

	AMENDMENT	ISSUE	PROPOSED	FOR
23/02/20	PRELIMINARY ISSUE	A	GRANNY FLAT	Ms J SCOBLE
			AT SITE ADDRESS	
			24 WHITNEY STREET, MONA VALE	
			DRAWING	
			SITE PLAN/SITE CALCULATIONS	LOT NO 6 DP 238405
			DATE 23/02/20 SCALE 1 : 200 PROJECT NO CD-081/20 DRAWING NO CD-081/20-V1 SHEET NO 1 OF 4	

BACKYARD
cabins



ALL WORK TO BE CARRIED OUT IN ACCORDANCE

WITH THE "BUILDING CODE OF AUSTRALIA - VOLUME 2" & TO COMPLY WITH THE FOLLOWING & ANY OTHER RELEVANT AUSTRALIAN STANDARD ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT

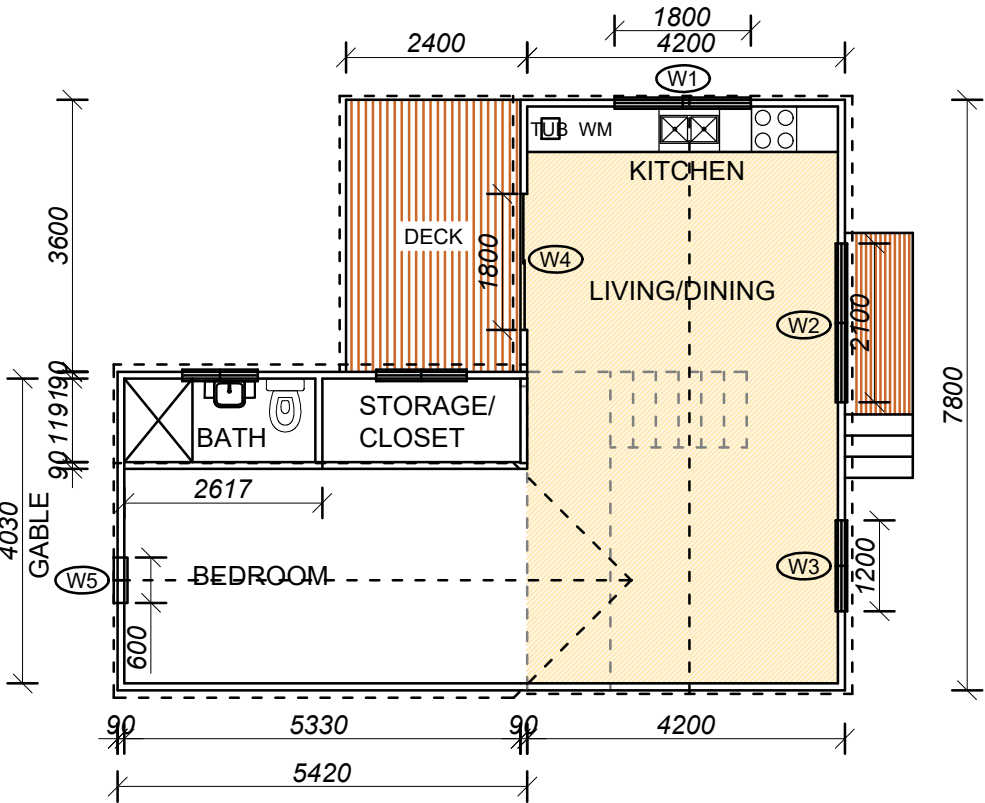
- TERMITE TREATMENT - Carried out in accordance with AS 3660.1 - 2000
- TIMBER FRAMING - Carried out in accordance with AS 1684
- STORMWATER - Carried out in accordance with AS/NZ 3500.3 - 2015
- WINDOWS/GLAZED DOORS - Supplied/Installed in accordance with AS 2047 - 2014
- SMOKE ALARMS - Supplied/Installed in accordance with AS 3786 - 1993
- CONCRETE - Supplied/Installed in accordance with AS 2870

BASIX INFORMATION

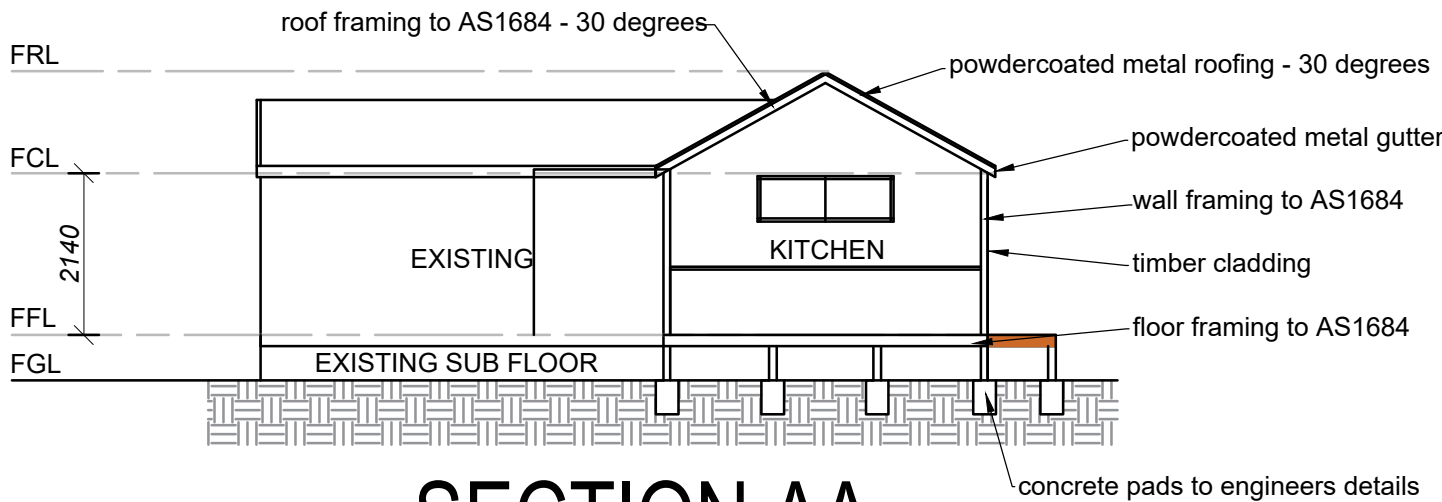
All Proposed Construction works shall be in accordance with Basix Certificate Issued

Note : Refer to BASIX drawing page for details

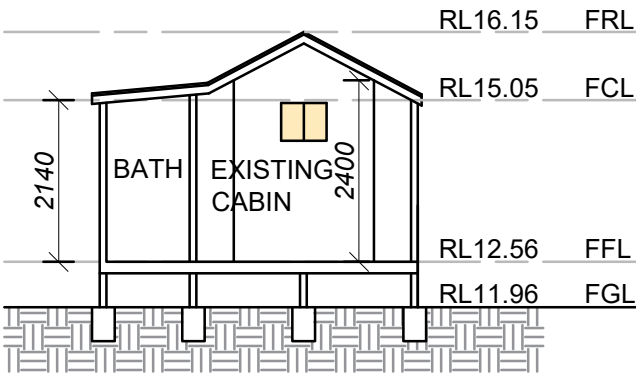
Note : Ceiling are raked achieving minimum 2.4m for 2/3rds of the habitable floor area as in accordance with BCA 3.8.2.2



FLOOR PLAN



SECTION AA



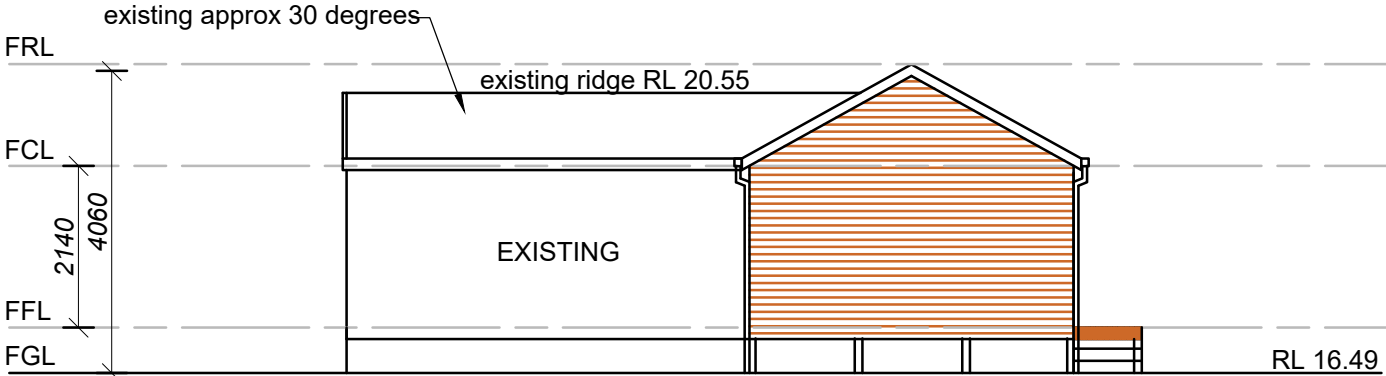
SECTION BB

WINDOW SCHEDULE

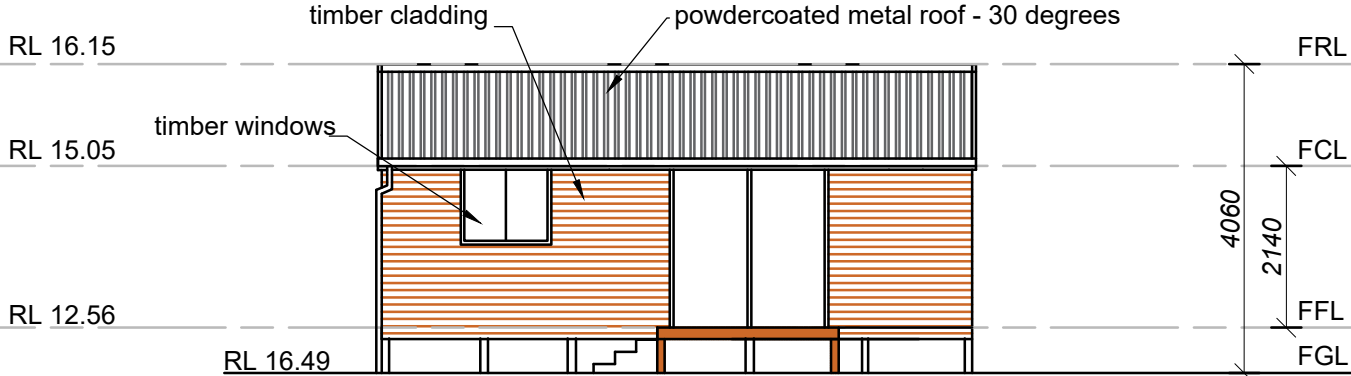
No.	Sizes H x W
W1-ASW	600 x 1800
W2-ASD	2100 x 2100
W3-ASW	900 x 1200
W4-ASD	2100 x 1800
W5-ASW	500 x 600

23/02/20	PRELIMINARY ISSUE	A	PROPOSED	GRANNY FLAT	FOR	BACKYARD CABINS
DATE	FINAL ISSUE		AT SITE ADDRESS	24 WHITNEY STREET, MONA VALE		
NOTE : ALL MEASUREMENTS ARE TO BE CONFIRMED ON SITE PRIOR TO ORDERING/CONSTRUCTION ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES DIAL BEFORE YOU DIG IS RECOMMENDED			DRAWING	FLOOR PLAN/SECTION	LOT NO	6
			DATE	23/02/20	PROJECT NO	CD-081/20
			SCALE	1:100	DRAWING NO	CD-081/20-V1
					DP	238405
					SHEET NO	2 OF 4

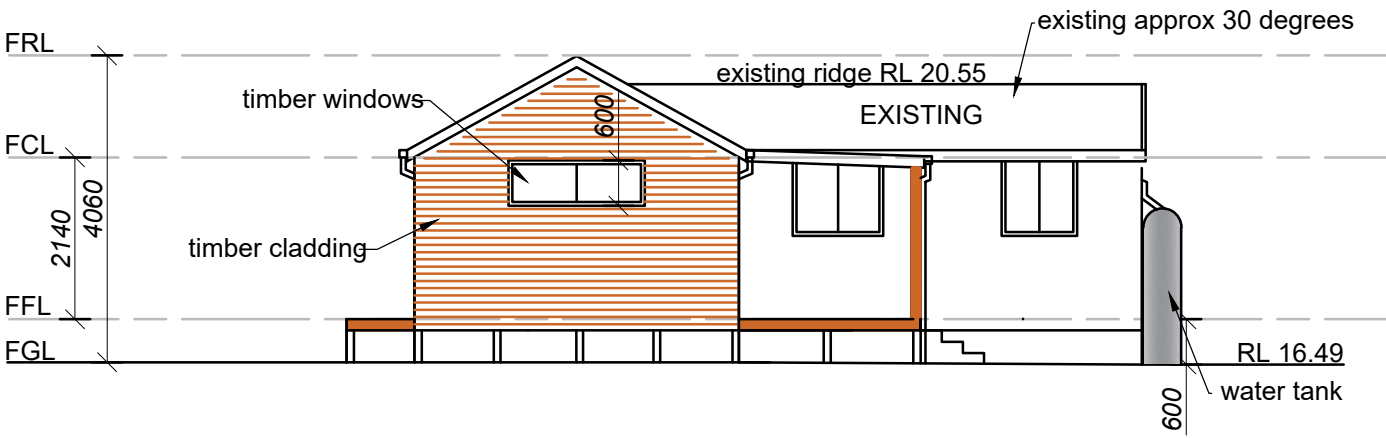




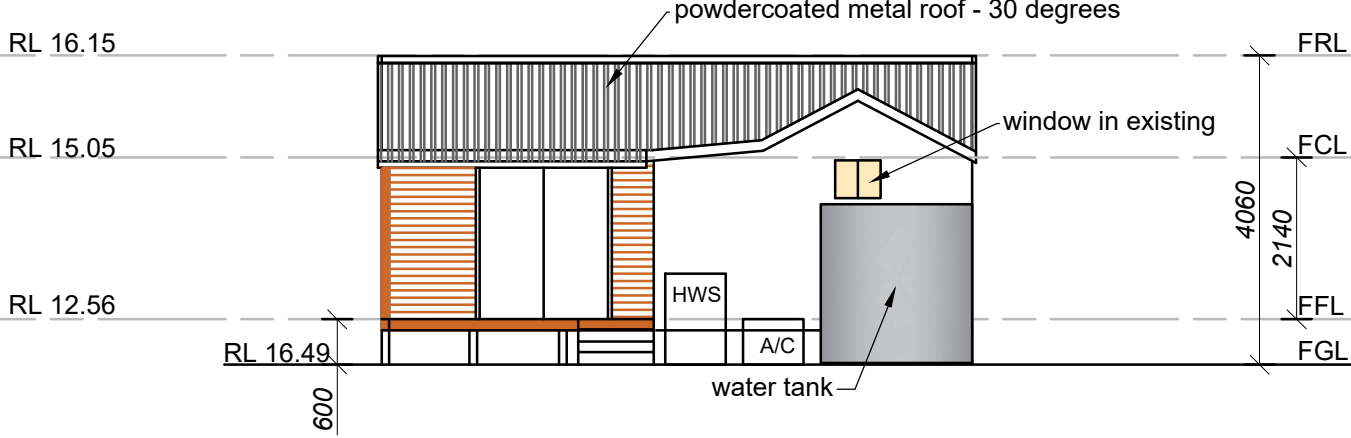
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

23/02/20	PRELIMINARY ISSUE	A	PROPOSED			FOR				
DATE	FINAL ISSUE		GRANNY FLAT			Ms J SCOBLE				
NOTE : ALL MEASUREMENTS ARE TO BE CONFIRMED ON SITE PRIOR TO ORDERING/CONSTRUCTION ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES DIAL BEFORE YOU DIG IS RECOMMENDED			AT SITE ADDRESS							
			24 WHITNEY STREET, MONA VALE							
			DRAWING				LOT NO		DP	
			ELEVATIONS				6		238405	
			DATE		SCALE		PROJECT NO		DRAWING NO	
23/02/20		1:100		CD-081/20		CD-081/20-V1		3 OF 4		

BACKYARD
cabins

Description of project

Project address	
Project name	11520, 24 Whitney St
Street address	24 Whitney Street Mona Vale 2103
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 238405
Lot no.	6
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	1
Site details	
Site area (m²)	735
Roof area (m²)	63
Conditioned floor area (m2)	51.12
Unconditioned floor area (m2)	3.11
Total area of garden and lawn (m2)	50

Assessor details and thermal loads			
Assessor number	n/a		
Certificate number	n/a		
Climate zone	n/a		
Area adjusted cooling load (MJ/m²·year)	n/a		
Area adjusted heating load (MJ/m²·year)	n/a		
Project score			
Water	✔ 40	Target 40	
Thermal Comfort	✔ Pass	Target Pass	
Energy	✔ 50	Target 50	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_11_8 Certificate No.: 10905005 Tuesday, 31 March 2020 page 2/8

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: all toilets in the development		✓	✓
the cold water tap that supplies each clothes washer in the development		✓	✓
at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

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Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above open subfloor, framed	0.8 (or 1.5 including construction) (down)	
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 5 (up), roof: foil/sarking	unventilated; medium (solar absorptance 0.475-0.70)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 5 (up), roof: foil/sarking	framed; medium (solar absorptance 0.475-0.70)

Note	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_11_8 Certificate No.: 10905005 Tuesday, 31 March 2020 page 4/8

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door: - For the following glass and frame types, the certifier check can be performed by visual inspection. - Aluminium single clear - Aluminium double (air) clear - Timber/uPVC/fibreglass single clear - Timber/uPVC/fibreglass double (air) clear - For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	600	1800	aluminium, single, clear	none	not overshadowed
East facing					
W02	2050	2100	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
W03	1000	1200	U-value: 5.6, SHGC: 0.369 - 0.451 (aluminium, single, Lo-Tsol Low-e)	none	not overshadowed
West facing					
W04	2050	1800	aluminium, single, clear	eave 2400 mm, 0 mm above head of window or glazed door	not overshadowed

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Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W05	600	600	aluminium, single, clear	none	not overshadowed

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_11_8 Certificate No.: 10905005 Tuesday, 31 March 2020 page 6/8

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 41 to 45 STCs or better.	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

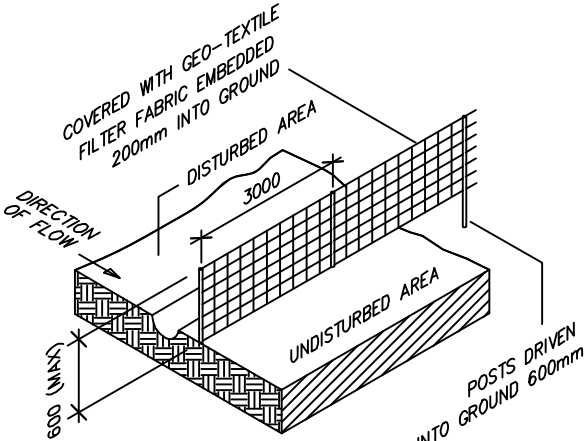
BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_11_8 Certificate No.: 10905005 Tuesday, 31 March 2020 page 7/8

23/02/20	PRELIMINARY ISSUE	A	PROPOSED			FOR				
DATE	FINAL ISSUE		GRANNY FLAT			BACKYARD CABINS				
NOTE : ALL MEASUREMENTS ARE TO BE CONFIRMED ON SITE PRIOR TO ORDERING/CONSTRUCTION ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES DIAL BEFORE YOU DIG IS RECOMMENDED			AT SITE ADDRESS							
			24 WHITNEY STREET, MONA VALE							
			DRAWING				LOT NO		DP	
			BASIX				6		238405	
DATE		SCALE		PROJECT NO		DRAWING NO		SHEET NO		
23/02/20		1:100		CD-081/20		CD-081/20-V1		4 OF 4		

BACKYARD
cabins

TOTAL SITE AREA - m2	735.20		
EXISTING DWELLING	115.00		
EXISTING OTHER STRUCTURES	159.00		
EXISTING DRIVEWAY/PATHS	121.00		
TOTAL EXISTING IMPERVIOUS	395.00		
EXISTING HARD SURFACE BUILT OVER	6.00		
BALANCE IMPERVIOUS AREA	389.00		
PROPOSED ADDITION/GRANNY FLAT	41.50		
TOTAL PROPOSED IMPERVIOUS AREA	430.50	58.56	%
TOTAL PROPOSED LANDSCAPE AREA	304.70	41.44	%

PROPOSED NEW	
MAIN DWELLING	
POOL/OTHER	
DRIVEWAY/CONCRETE	
LAWN/GARDEN	



SEDIMENT FENCE DETAIL
NOT TO SCALE

PROPOSED ADDITION
TO EXISTING CABIN

water tank

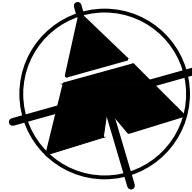
Stormwater Drainage Connection to Existing
Dwelling & Onward to Public Drainage System

Landscape/Stormwater Concept Plan

Site Plan: 1 : 200

	AMENDMENT	ISSUE	PROPOSED	FOR
23/02/20	PRELIMINARY ISSUE	A	GRANNY FLAT	Ms J SCOBLE
			AT SITE ADDRESS	
			24 WHITNEY STREET, MONA VALE	
			DRAWING	LOT NO
			LANDSCAPE/STORMWATER CONCEPT PLAN	6
			DATE	DP
			23/02/20	238405
			SCALE	DRAWING NO
			1 : 200	CD-081/20-V1
			PROJECT NO	SHEET NO
			CD-081/20	1 OF 1

BACKYARD
cabins



SCHEDULE OF FINISHES

CHANGE OF USE/ALTS/ADDS DETACHED STUDIO TO SECOND DWELLING AT 24 WHITNEY ST, MONA VALE NSW 2103

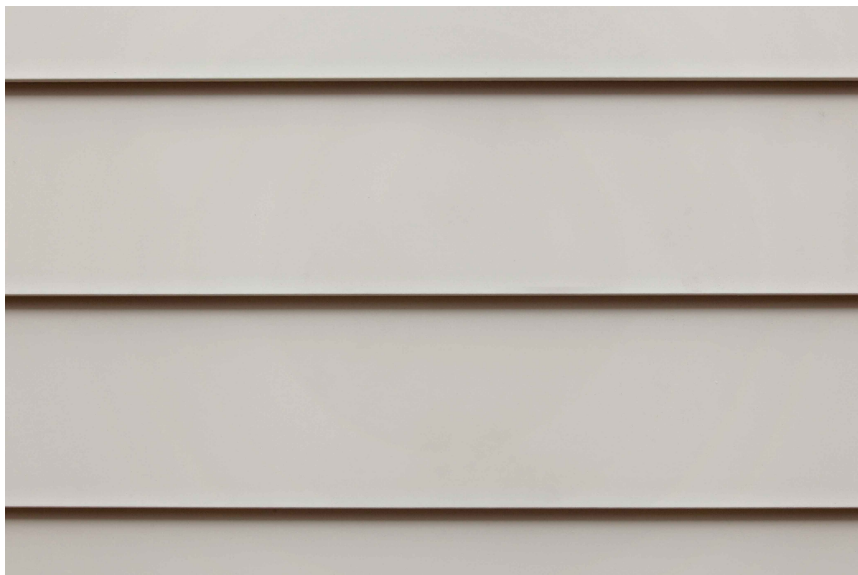
EXTERIOR CLADDING MATERIALS:

WALL CLADDING:

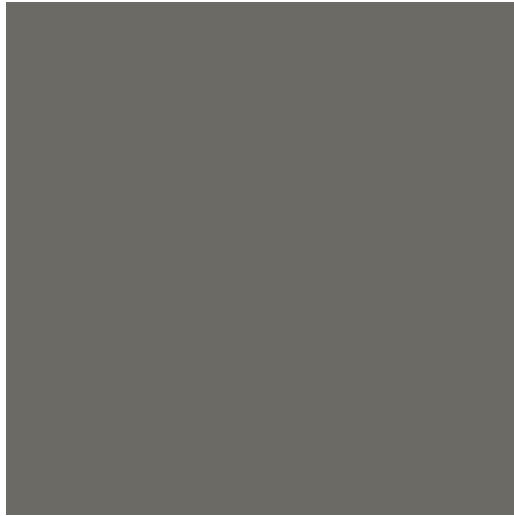
Existing Cladding Profile: CEDAR 200mm Rough sawn weatherboard. Existing clear/natural finish cladding is to be painted in a cream/white/earthy tone in keeping with the Pittwater DCP..



New Cladding will either be Matching Cedar 200 board or Weathwertex 200 Smooth weatherboard to maintain consistent profile and better economy for paintwork.



ROOF CLADDING: Corrugated Iron sheet roof in “WALLABY”. This will replace existing Cottage Red and also clad new pavilion roof and cappings.



FEATURE ITEMS: WINDOW FRAMES, RAFTERS, FEATURE TRIMS:

These design features will frame the building and add contrast to the design through the use of a "white" colour (shade to be decided). For example, a similar colour selection would be Dulux "Lexicon"

